

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney  
☒ Attorney for: PB-1, a California LLC

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:  
  
PB-1, LLC,  
Reorganized Chapter 11 Debtor

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 04/20/2022

**Location:** 21041 Burbank Blvd., Courtroom 302 Woodland Hills, CA

**Last date to file objections: 04/06/2022**

**Description of property to be sold:** Single Family Home

Standard California Residential Purchase Agreement and Joint Escrow Instructions, purchase price \$4,600,000

**Proposed sale price: \$ 4,600,000.00**

**Overbid procedure (*if any*):** None

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

April 20, 2022  
10:30 a.m.  
21041 Burbank Blvd.,  
Courtroom 302  
Woodland Hills, CA

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

Jeffrey S. Shinbrot, Esquire  
JEFFREY S. SHINBROT, APLC  
15260 Ventura Blvd., Suite 1200  
Sherman Oaks, CA 91403  
310-659-5444  
jeffrey@shinbrotfirm.com

Date: 03/29/2022

### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

15260 Ventura Blvd., Suite 1200  
Sherman Oaks, CA 91403

**A true and correct copy of the foregoing document entitled (*specify*):**NOTICE OF SALE OF ESTATE PROPERTY: will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below.

**x 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 3/29/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Moses S Bardavid** mbardavid@hotmail.com
- **Katherine Bunker** kate.bunker@usdoj.gov
- **Sonia Plesset Edwards** s.edwards@geracillp.com
- **Oscar Estrada** oestrada@ttc.lacounty.gov
- **Alan W Forsley** alan.forsley@flpllp.com, awf@fklawfirm.com, awf@fl-lawyers.net, addy.flores@flpllp.com
- **Arnold L Graff** agraff@wrightlegal.net, bkudgeneralupdates@wrightlegal.net
- **Christopher E Ng** cng@gglts.com
- **Gwen H Ribar** gribar@wrightlegal.net, ggrant@wrightlegal.net
- **Victor A Sahn** vsahn@sulmeyerlaw.com, pdillamar@sulmeyerlaw.com; pdillamar@ecf.inforuptcy.com; vsahn@ecf.inforuptcy.com; cblair@sulmeyerlaw.com; cblair@ecf.inforuptcy.com
- **Jeffrey S Shinbrot** jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com
- **United States Trustee (SV)** ustpregion16.wh.ecf@usdoj.gov
- **Larry D Webb** Webblaw@gmail.com, larry@webblaw.onmicrosoft.com
- **Kristin A Zilberstein** Kris.Zilberstein@Padgettlawgroup.com, BKecf@padgettlawgroup.com; Kris.Zilberstein@ecf.courtdrive.com
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**X 2. SERVED BY UNITED STATES MAIL:** On (*date*) 3/29/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

X SERVICE LIST ATTACHED.

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

(*date*) 3/29/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

3/29/2022

*Date*

Sandra Rodriguez

*Printed Name*

/s/Sandra Rodriguez

*Signature*

Associated Ready Mix Concrete, Inc. c/o Lynn A. Shinmoto Devirian & Shinmoto 2945 Townsgate Rd., Ste. 200 Woodland Hills, CA 91361	Cal Pac Capital 3700 Campus Drive Suite 200 Newport Beach, CA 92660-2603	Dakota Drilling & Concrete, Inc. 22535 Statham Oxnard, CA 93033
Med Equity, LLC et al. FCI Lender Services Inc. PO Box 27370 Anaheim, CA 92809-0112	Foothill Financial, LP et al. FCI Lender Services, Inc., PO Box 27370 Anaheim, CA 92809-0112	Leon Krous Drilling, Inc. Hamrick & Evans, LLP 2600 W. Olive St., Suite 1020 Burbank, CA 91505-4565
JCR Inspection Services 1100 San Luis Rey Drive Glendale, CA 912085	Melbros Ready Mix Concrete LLC 14069 La Rue St San Fernando, CA 91340-3838	Los Angeles County Treasurer and Tax Collector PO Box 54110 Los Angeles, CA 90054-0110
Herman S. Palarz, Esquire Palarz & Williams, LLP 1880 Century Park East, Suite 315 Los Angeles, CA 90067-1666	Cal-Pac Capital Wright, Finlay & Zak, LLP c/o Sonia Plesset Edwards 4665 MacArthur Court, # 200 Newport Beach, CA 92660	Employment Development Dept. Bankruptcy Group MIC 92E P. O. Box 826880 Sacramento, CA 94280-0001
FCI Lender Services, Inc. PO Box 27370 Anaheim, CA 92809-0112	Franchise Tax Board Bankruptcy Section MS: A-340 P. O. Box 2952 Sacramento, CA 95812-2952	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346
Office Of Finance City Los Angeles 200 N Spring St Rm 101 City Hall Los Angeles CA 90012-3224	Securities & Exchange Commission 444 South Flower St., Ste. 900 Los Angeles, CA 90071-293	Adam Goldberg 3606 Berry Dr. Studio City, CA 91604-3852
Brian Peters 5397 Via Andrea Newbury Park, CA 91320	CalGrove Equipment 21627 Roscoe Blvd., Canoga Park, CA 91304-4159	Champion Crane 12521 Branford Ave Pacoima, CA 91331-3402
Darmont Construction 2500 Avenue Stanford # 212 Valencia, CA 91355	Intuit Inc C O Corporation Service 251 Little Falls Drive Wilmington De 19808-1674	La Drill 3927 Downey Ct. Simi Valley, CA 93063-2836
Maxim Crane 1101 E. Spring St. Long Beach, CA 90806-1824	Peterberg Construction Inc. 3401 Grande Vista Drive # 672 Studio City, CA 91604	R.C. Drilling 1316 Calle Tulipan Thousand Oaks, CA 91360-6613
Ram Reinforcing 12310 Rosecrans Avenue Norwalk, CA 90650	Turner, Aupert, Friedman 8383 Wilshire Blvd., Ste. 510 Beverly Hills, CA 90211-2406	United Site Services 1354 N. Red Gum Avenue Anaheim, CA 92806-1317

Weissman & Weissman  
2660 Townsgate Rd., # 350  
Westlake Village, CA 91361-5716

Marc Lieberman, Esq., a  
marc.lieberman@flpllp.com